

**PLAN COMMISSION
STUDY SESSION NOTES
MARCH 4, 2024**

I. CALL TO ORDER

The Plan Commission Study Session was called to order at 6:15 P.M. by President Tom Anderson at the Schererville Town Hall, 10 E. Joliet St.

A. Pledge of Allegiance

President Anderson stated that the Pledge of Allegiance was already recited at the Plan Commission Public Meeting.

B. Roll Call

President Anderson stated that the Roll Call would stand from the Plan Commission Public Meeting.

II. COMMISSION BUSINESS

A. **6404-6406 W. Lincoln Hwy – (Proposed: Cliff's Heating)
(F/K/A: Lincolnway Animal Clinic)**

General Location: 6404-6406 W. Lincoln Hwy.

Petitioner(s): Clifford Purnell, Jr.

Represented by: Engineer, Doug Rettig – DVG Engineering

Request: 1-Lot (C-3) Highway Commercial Subdivision and U.S. 30 Commercial Corridor Overlay District Development Review

Mr. Doug Rettig from DVG Engineering represented the petitioner. Mr. Rettig informed the Board that they were there for Primary Plat approval for the Buck and Briar Subdivision. Mr. Rettig went on to say that this subdivision will be a portion of the former Lincolnway Animal Clinic. Mr. Rettig stated that Mr. Purnell bought the facility as it currently exists, with a little parking area on the north side of the existing building. Mr. Rettig added that the intention is to work with what is there to enhance and make it look better from the road, with painting the buildings, adding wainscoting, and landscaping. Mr. Rettig said that they would like to formally make this a lot of record other than a metes and bounds description. Mr. Rettig stated that this site development plan is to leave all the buildings and driveway the way they are. Mr. Rettig went on to say that the only change will be at the north end of the site where they would like to put in a fenced in storage area for the fleet of vehicles, and a small fenced in area with a gate for a dumpster corral. Mr. Anderson asked if the overhead door will be on the east side of the building. Mr. Rettig replied that it will be on the north side of the existing building and inside the fenced in area. Mr. Anderson asked what is currently in Parcel 2. Mr. Rettig stated that it currently is grass, trees, and stone; and there is a driveway that accesses the other property that will continue to be used by the resident as well as this property. Mr. Rettig added that there is already an existing easement which is a lot of record.

Mr. Rettig stated that there is currently an existing sign, and the intent is to build and enhance the sign as is; adding they will not be changing the height or square footage, just doing some cosmetic work around the outside. Mr. Anderson asked if part of the sign is electronic motion. Mr. Rettig confirmed that it is. Mr. Jarvis said that he had noticed part of the sign is tenant panel and asked if part of this is going to be rented out. Mr. Purnell stated that he does not believe they will be utilizing the entire structure due to there not being a lot of square footage, so they are thinking about potentially making a tenant space for the front building. Mr. Anderson wanted to confirm there are 4 buildings on the property. Mr. Purnell stated that was correct. Mr. Jarvis asked if they are going to put a buffer between the current resident and them. Mr. Purnell said there is fencing to separate them. Mr. Anderson asked if the separation at the east property line running north to south is a fence. Mr. Rettig stated there is a chain link fence, but the east is a detention pond for that subdivision so there is not anyone residing there. Mr. Anderson said it looks like there is a drainage and utility easement. Mr. Rettig stated yes, it is an outlot. Mr. Anderson then asked if they will pave

the east half of parcel 2, which is going to be fenced in. Mr. Purnell stated that he would like to keep it stone if possible, however if it must be asphalt he will do so. Mr. Jarvis asked if there would be a landscaped area. Mr. Rettig said that they will be putting together a landscape plan, they just have not gotten that far yet. Mr. Anderson asked how many trucks there will be. Mr. Purnell stated that there are 11 trucks and that 8 of them will fit under the covered roof area with 3 trucks on the outside within the fenced area. Mr. Anderson then asked if the easement to the east would cover the drainage at the north end paved area. Mr. Rettig said that because the site is covered with existing asphalt and structures, there is not a whole lot of room left for them; going on to say that the plan is to ask for a waiver for the storm water detention. Mr. Anderson asked the Board what their thoughts are on stone verses asphalt. Ms. Sulek said they would be needing a waiver if they choose to go with stone. Mr. Jarvis stated that he could see the reason for not wanting the asphalt, and asked what material the fence will be at the north side of the property that separates the resident's area. Mr. Purnell stated it would be a privacy fence and not chain link. Mr. Long stated that he would be fine with gravel. Mr. Jarvis agreed as long as it remains maintained.

Mr. Gorman stated that the sign could not be modified in anyway per the ordinance; adding it cannot be higher than 10' which includes the 2' base and wider than 12'. Mr. Gorman went on to say that they could only change the panels. Mr. Anderson added that if he would like to change the base at all, he would need to comply with the Ordinance. Mr. Gorman stated that was correct, no modifications other than vinyl. Mr. Anderson asked what the timeframe was as far as advertising for a public meeting. Mr. Purnell stated that time is of the essence, and would like to have everything completed and moved in by April. Mr. Rettig said they would need to come in for the Plan Commission in a month; and if they need to come back for another study session, they will so that this could move further along.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:36 P.M.